

# Hill Farm Homeowners Association Clubhouse Rental Agreement

This agreement is an attachment to the Farmhouse Rental Policy, Resolution #10-12A

Today's Date: \_\_\_\_\_ Event Date: \_\_\_\_\_

*Note: Events cannot be scheduled more than 1 year in advance. The Clubhouse is not available on New Year's Eve, Easter, Memorial Day, Independence Day, Thanksgiving Day, or Christmas Day.*

Homeowner(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

*All HOA dues and assessments must be paid in full at the time of reservation and rental. The host homeowner must attend the event for its entire duration.*

**1. Type of Event:**

- Party
- Meeting (Type: \_\_\_\_\_)
- Wedding
- Wedding Reception
- Memorial Service
- Musical Performance
- Other: \_\_\_\_\_

**2. Number of Guests:** \_\_\_\_\_ (Max = 100 for weddings; 70 for all other events)

**3. Event will take place from \_\_\_\_\_ am/pm to \_\_\_\_\_ am/pm.**  
*Events must end by 10pm Monday-Thursday and 11pm on Friday and Saturday.*

**4. Security Deposit: \$ \_\_\_\_\_ provided on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.**  
*\$300 for weddings; \$150 for all other events. Due at the time of reservation. Your security deposit will be returned in part or in full pending inspection of the premises post-event, and a review of any violations of this agreement. Lost keys will result in charges to the homeowner for changing of locks and the supply of replacement keys.*

**5. Rental Fee: \$ \_\_\_\_\_ provided on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.**  
*General Use Fees: \$55.00 up to 4 hours      Weddings: \$500.00 per day  
\$80.00 over 4 hours*  
*The rental fee is due when the keys are picked up.*

**6. Homeowner's personal checks** are the only form of payment accepted for the security deposit and rental fee.

**7. Food: I am [ ] am not [ ] retaining a caterer. Name of company:** \_\_\_\_\_

## Hill Farm Homeowners Association Clubhouse Rental Agreement

**8. Music: There will [ ] will not [ ] be music at my event. Type: DJ / Live Group**

*Loud music is prohibited. Please do not disturb the neighbors. Amplified sound systems are allowed within the enclosed clubhouse space only – not on the screened porch or patio. Amplified music is prohibited after 9pm.*

**9. Equipment Rental: Name of company: \_\_\_\_\_**

*No tents or canopies may be erected on the property. Space heaters must not be placed near combustible surfaces. Please follow manufacturer's guidelines. Tables, chairs, etc, provided by outside vendors must be delivered the morning of the event and picked up no later than 1pm the day following the event. Please ensure that all farmhouse furniture is returned to its original location.*

**10. Approved parking locations:**

*Guests may only park on one side of the street to leave the community accessible to emergency vehicles. Carpooling is strongly encouraged. Please do not block driveways or mailboxes.*

- *The guest parking spaces west of the pool*
- *The north side of Hill Farm Drive directly in front of the farmhouse*
- *The south side of Hill Place Drive east of the farmhouse*
- *The west side of Hill Farm Drive from the entrance of the community to the farmhouse*
- *Along Fort Lowell Road outside of the community*

**11. Host Homeowners are responsible for cleanup of the facilities by 12:00 noon the day following use.**

- *Remove all items from the refrigerator*
- *Place all trash and recyclables in the garbage containers outside*
- *Remove completely cooled ashes from the fireplace and/or barbecue*
- *Remove all decorations*
- *Return furniture to its original location*
- *Turn off all lights and appliances*
- *Adjust both thermostats appropriately*
- *Close and lock all doors and windows*

**12. Host Homeowners are responsible for the conduct of their guests.**

- *Children must be supervised at all times, and not allowed to throw objects into the lake or pool.*

**13. No candles or smoking allowed in the clubhouse.**

**14. Clubhouse rental includes the use of the living room, dining room, screened porch, and kitchen area.** It can also include the patio and exterior rest rooms if requested. The rental does not include the bedrooms or the bathrooms within or attached to the bedrooms, nor does it include the use of the spa and pool. Please respect the privacy of guests renting the bedrooms.

# Hill Farm Homeowners Association Clubhouse Rental Agreement

## Additional Information & Requirements for Weddings

Name of Bride \_\_\_\_\_ Groom \_\_\_\_\_

Relationship of Homeowner to bride and groom \_\_\_\_\_

**15. The wedding rental includes the use of the Clubhouse (see #14 above) and 3 bedrooms and associated bathrooms, for one day (including the dock or other acceptable common area for a wedding ceremony *if requested at the time of rental.*)** The wedding rental agreement does NOT include the use of the spa and pool.

- *Event duration must not exceed 8 hours in length.*
- *A maximum of 100 guests are allowed.*
- *There is no electricity near the dock.*
- *You must secure one full-time parking attendant to guide guests to appropriate parking spaces.*
- *Flower petals, rice, glitter, and confetti are prohibited.*

### Liability Waiver

I (we), \_\_\_\_\_, do hereby agree to hold harmless and indemnify the Hill Farm Homeowner's Association, Inc., an Arizona non-profit corporation, including any members, officers, directors, employees, advisory board members, or assigns from and against any and all liability arising out of or in any way related to any claims, demands, causes of action arising from the use of the Hill Farm Homeowner's Association, Inc. farmhouse and accompanying facilities, including the swimming pool, spa, playground, lake, and any other common area uses that are controlled, operated, or owned by the Hill Farm Homeowner's Association, Inc. The indemnification shall include, but not be limited to, attorney's fees, costs, and damages related to any enforcement of this agreement.

**Please make secure arrangements for cash and valuables. Hill Farm shall assume no responsibility for items lost or stolen from the farmhouse.**

\_\_\_\_\_  
Initial I have read and understand the Farmhouse Rental Policy, Resolution #10-12A.

**Signature of Homeowner:** \_\_\_\_\_

Date: \_\_\_\_\_

**Hill Farm Approval:** \_\_\_\_\_

Date: \_\_\_\_\_